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PREMIER BROADWAY CORRIDOR DEVELOPMENT SITE

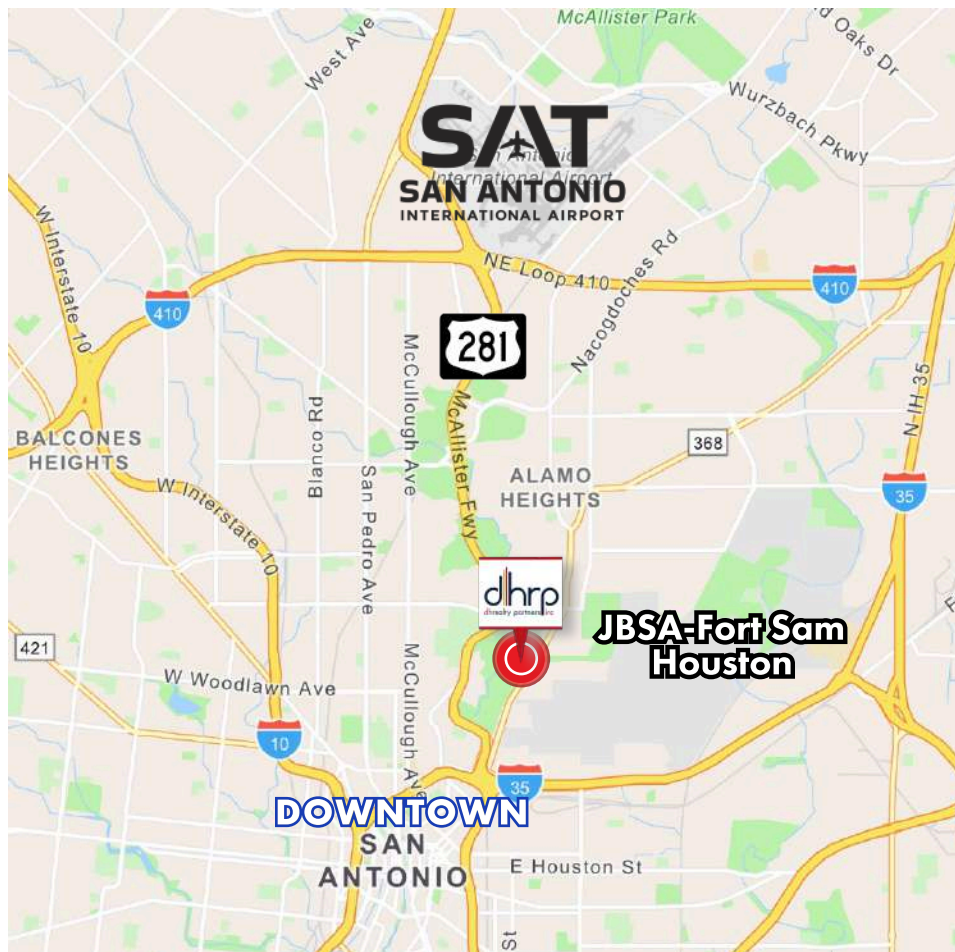
3015 Broadway | San Antonio, TX 78209



FOR SALE

PREMIER BROADWAY CORRIDOR DEVELOPMENT SITE

3015 Broadway | San Antonio, TX 78209



DESCRIPTION

Positioned along San Antonio's premier Broadway corridor, this ±0.87-acre development site offers exceptional frontage, visibility, and accessibility between Downtown and Alamo Heights. Located adjacent to some of the city's most visited cultural attractions, major universities, luxury residential communities, and destination retail and dining, the property benefits from a unique concentration of daytime population, tourism, and affluent demographics. The site is minutes from the Pearl district, Brackenridge Park, The Witte Museum, The DoSeum, Trinity University, and the University of the Incarnate Word, placing it at the center of one of San Antonio's most dynamic live-work-play environments. Zoning flexibility, Broadway frontage, and Avenue B access create a rare opportunity for retail, mixed-use, hospitality, office, or residential development in a highly supply-constrained urban corridor.

LAND SIZE

±0.861 AC

SALE PRICE

Contact Brokers

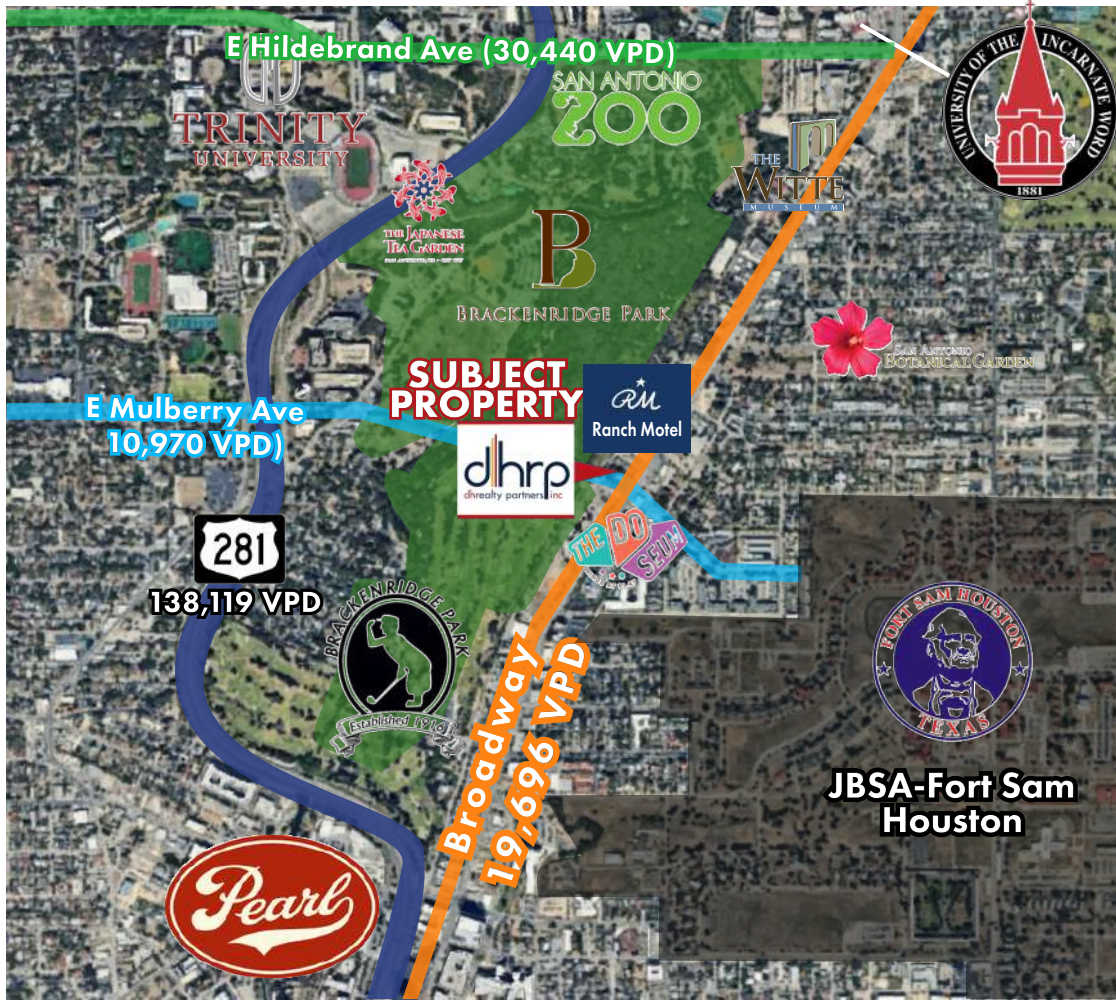
ZONING

IDZ-2, RIO-1, UC-2

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AREA ATTRACTIONS

 1.5 MILLION Visitors Annually	 400,000 Visitors Annually	 3.4 MILLION Visitors Annually
 1 MILLION Visitors Annually	 9,000 Students	 2,500 Students
 67,000 Personnel	 400,000 Visitors Annually	 50,000 Rounds Annually

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AERIAL MAP



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TOP NEARBY DESTINATIONS & TRUE TRADE AREA

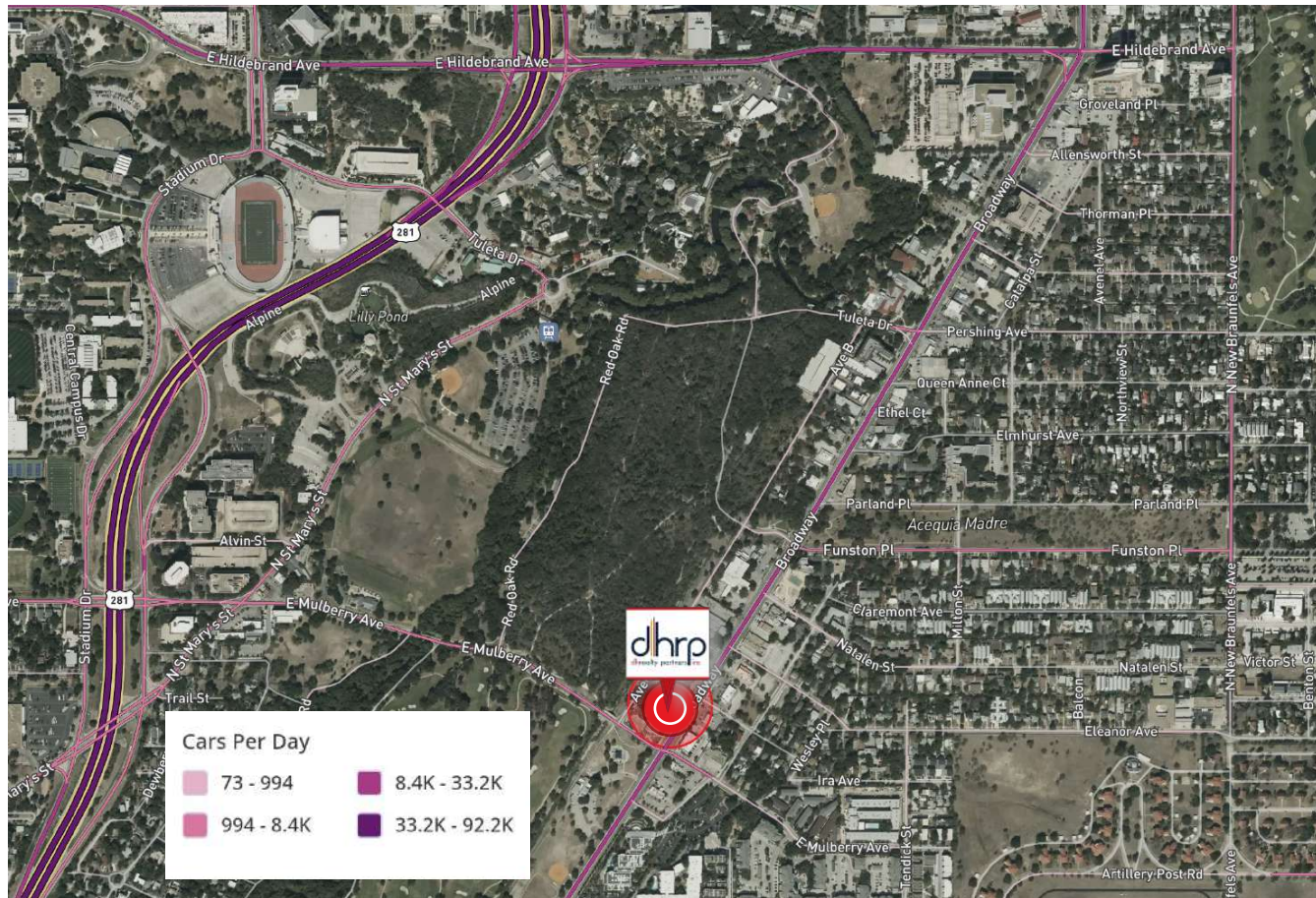


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TRAFFIC VOLUME



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SALE

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











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DEMOGRAPHICS



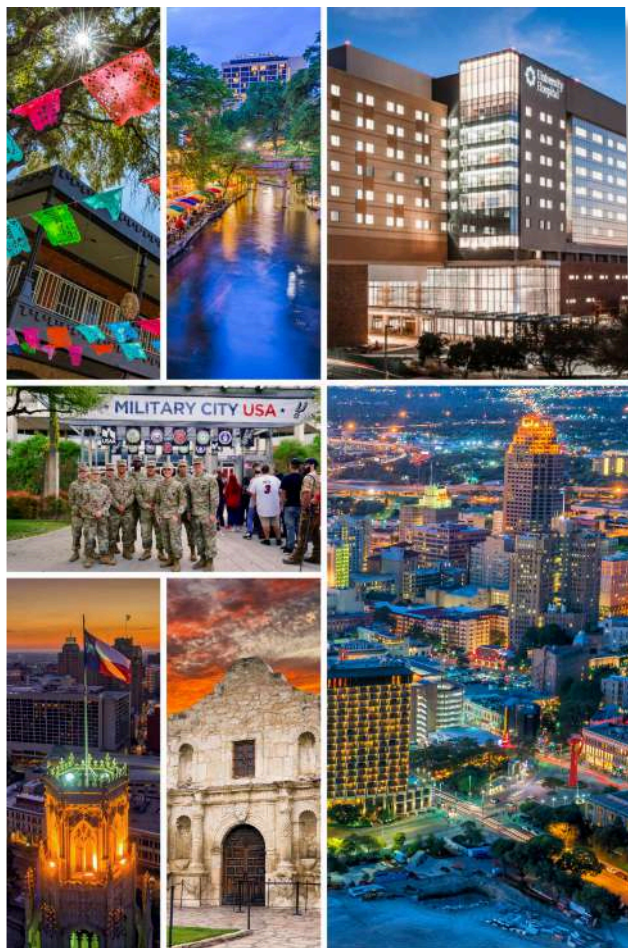
	1 Mile	3 Mile	5 Mile
Overview			
Population	10,971	103,742	316,752
Households	4,150	40,456	120,383
Persons per Household	1.92 	2.23 	2.5 
Age			
Average Age	35.1 	39.42 	39.62 
Households Income			
Household Average Income	\$127,516.79 	\$126,248.95 	\$95,130.25 
Average Income Per Person	\$60,472.04 	\$52,835.53 	\$37,485.2 
Household Median Income	\$65,409.01 	\$70,713.35 	\$60,918.93 

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SAN ANTONIO MARKET OVERVIEW



San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare and bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

9.8%
JOB GROWTH
2018-2023

15-20%
PROJECTED
POPULATION
GROWTH

14
ACCREDITED
UNIVERSITIES &
COLLEGES

60
NEW RESIDENTS
PER DAY

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc. 147342 **www.dhrp.us** (210)222-2424

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Daniel Briggs

311372

danielbriggs@dhrp.us

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Designated Broker of Firm

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Phone

Michael D. Hoover

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Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Matthew Baylor

510347

mbaylor@dhrp.us

(210)222-2424

Sales Agent/Associate's Name

License No.

Email

Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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Logan Baylor, CCIM

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(210)222-2424

Sales Agent/Associate's Name

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____ Buyer/Tenant/Seller/Landlord Initials _____ Date

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